



REDWOOD BUSINESS CENTER

1385 N. McDowell Blvd

Petaluma | California

NORTH PETALUMA'S PREMIER CLASS "A" OFFICE SUITES FOR LEASE

CONVENIENT ACCESS + VISIBILITY TO HWY 101 | SIGNAGE OPPORTUNITIES AVAILABLE

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



BUILDING FEATURES

1385 N. McDowell Blvd | Petaluma, CA

- Entire 3rd Floor: $\pm 20,005$ SF
- Entire 2nd Floor: $\pm 18,773$ SF (*shell condition*)



Stories

3

Parking

4.6 per 1,000 SF

Constructed

2015



PREMIER LOCATION

Convenient access and visibility from Highway 101, building signage opportunities available



PARKING

Ample free parking for employees and clients plus an automated card key system for safe after-hour access



AMENITIES

Immediately adjacent to abundant retail amenities and walking distance to a full service, state-of-the-art gym



ABUNDANT NATURAL LIGHT

Open ceilings and abundant natural light create a spacious, modern atmosphere



OUTDOOR SEATING AREAS

Multiple outdoor balconies with beautiful views of the Sonoma Hills



MODERN INFRASTRUCTURE

Facility is equipped with high-speed internet and modern HVAC systems and features high quality finishes throughout



Signage opportunities available

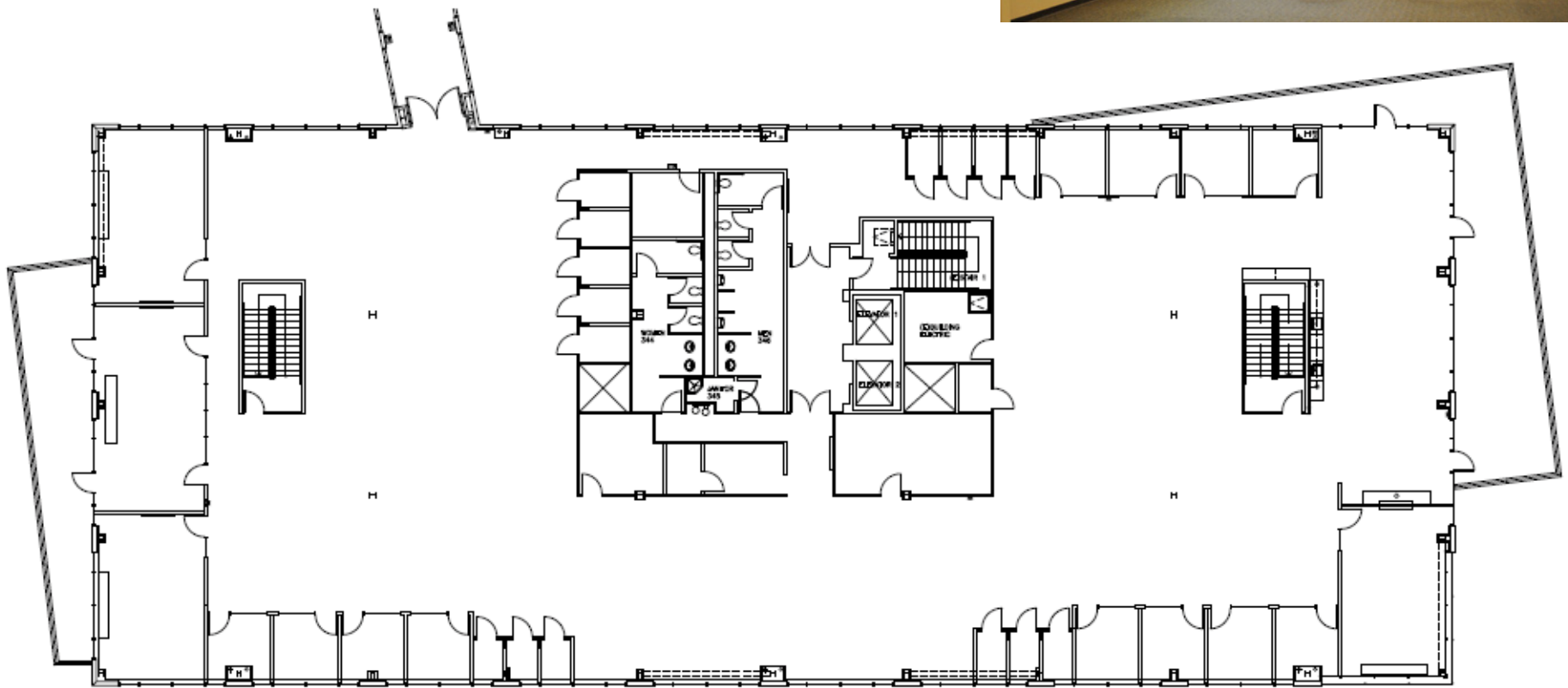


Prime location just off HWY 101

1385 N MCDOWELL BLVD

3RD FLOOR PLAN - $\pm 20,005$ SF

- Interior full height glass walls
- Efficient layout of private offices and conference rooms
- In suite kitchen and break area



1385 N MCDOWELL BLVD



3RD FLOOR - CONCEPTUAL PLAN

Want to Envision What Your Space Can Look Like?

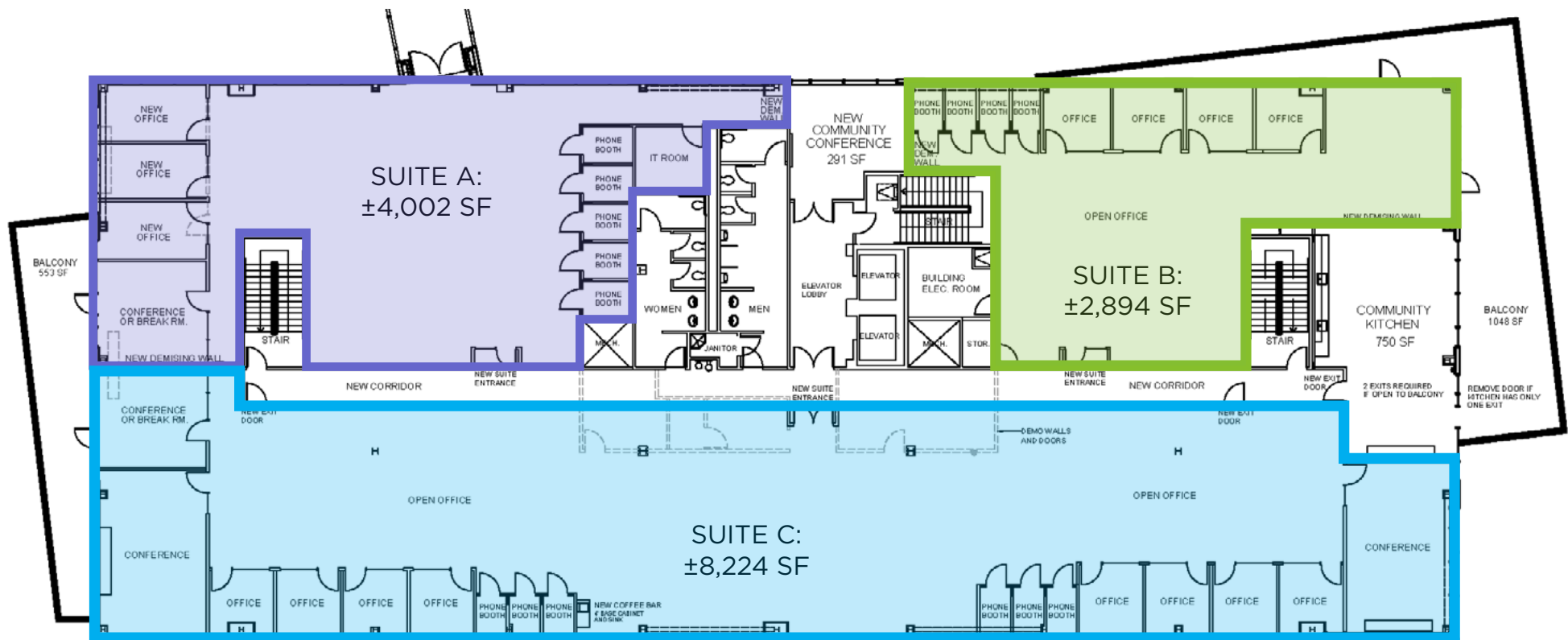
Check out these Conceptual 3D Walk-Through Visualizations!

SUITE A: $\pm 4,002$ SF - [3D VISUALIZATION](#)

SUITE B: $\pm 2,894$ SF - [3D VISUALIZATION](#)

SUITE C: $\pm 8,224$ SF - [3D VISUALIZATION](#)

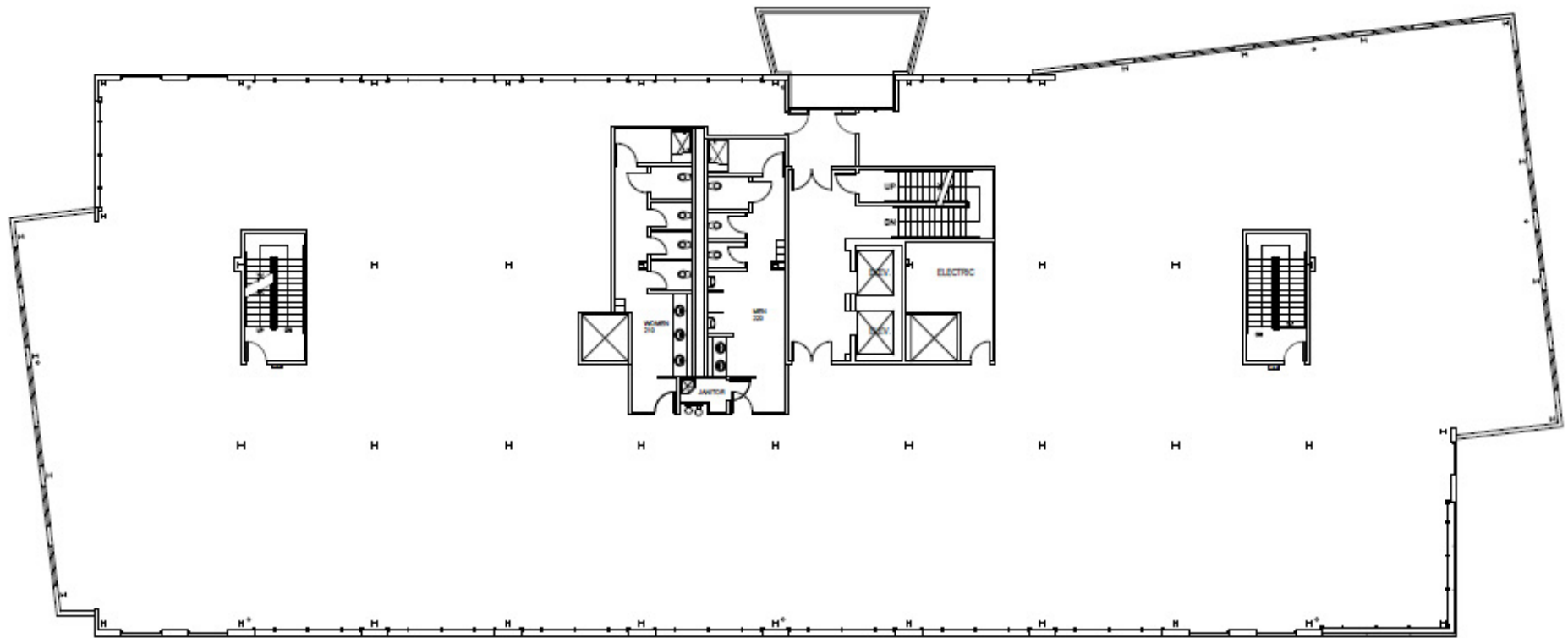
COMBINE SUITES
FOR $\pm 17,388$ SF



1385 N MCDOWELL BLVD

2ND FLOOR PLAN - ±18,773 SF

* Shell condition - ready for custom build-out



NEARBY AMENITIES

▶ North to Santa Rosa



REDWOOD BUSINESS CENTER

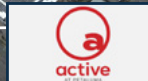
1385 N MCDOWELL BLVD



Caffe Giostra

Wilco

N MCDOWELL BLVD



SMART LINE
TO LARKSPUR

SMART LINE
TO SANTA ROSA

Walking Distance

| | |
|----------------------------------|----------------------|
| Active Wellness Center..... | 442 Steps (5 mins) |
| Home 2 Suites by Hilton..... | 387 Steps (3 mins) |
| Beyond the Glory Sports Bar..... | 221 Steps (1 min) |
| Gohan Japanese..... | 250 Steps (2 mins) |
| Bianchini's Deli..... | 293 Steps (2.5 mins) |
| Starbucks..... | 451 Steps (5 mins) |
| Cafe Giostra..... | 553 Steps (6 mins) |
| Applebee's..... | 567 Steps (6 mins) |
| Lagunitas Brewing Company..... | 884 Steps (9 mins) |



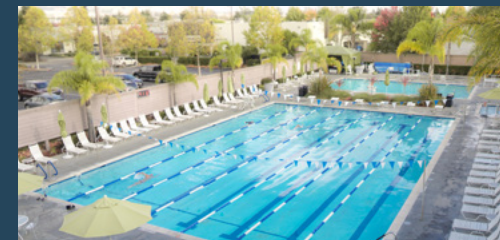
Direct Access to Hwy 101

Adjacent to on / off ramp



Active Wellness Center

Walking distance to full service, state-of-the-art gym with heated lap & recreational pools



◀ South to
Marin



REDWOOD BUSINESS CENTER

1385 N. McDowell Blvd

Petaluma | California

North to ▶
Santa Rosa

1385

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